

SUBSTANTIAL AMENDMENT TO THE CITY OF RALEIGH 2016-2020 CONSOLIDATED PLAN

Introduction

The 2016–2020 Consolidated Plan is the planning document that guides the City of Raleigh in addressing housing and community development needs within the City, using funds from the U.S. Department of Housing and Urban Development (HUD). These funds flow through three programs: the Community Development Block Grant (CDBG), the HOME program, and the Emergency Solutions Grant (ESG).

The City must amend its approved plan whenever it makes one of the following decisions (per 24 CFR 91.505):

- (1) To make a change in its allocation priorities or a change in the method of distribution of funds;
- (2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or
- (3) To change the purpose, scope, location, or beneficiaries of an activity.

The proposed amendment would allow owners/managers of HOME-assisted and other City-funded rental developments to institute tenant selection preferences for priority populations defined in the Consolidated Plan, such as households with special housing needs. The preference would apply only to HOME-assisted and other City-funded rental properties.

Summary of Amendments

The Consolidated Plan will be amended in several places to allow for tenant selection preferences for involuntarily displaced households. The sections below depict the parts of the plan that will be altered. Page numbers of where in the plan each part can be found are referenced in parentheses. The [Consolidated Plan](#) is available online.

Proposed amendments appear in **bolded red text**.

- NA-45 Non-Homeless Special Needs Assessment – 91.205 (b,d) (p. 52)

Introduction:

The needs of persons who are not homeless, but have special needs are varied and require specific services. Supportive housing with services continues to be an on-going need as well as housing and services for persons with HIV.

Furthermore, “special needs” as pertains to housing may include non-disability special needs, such as involuntary displacement from housing due to government action, loss of housing assistance, or natural disaster.

- Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e) (p.

The City of Raleigh will make funds available through an RFP for the development of additional units of supportive housing for persons who are disabled, but not homeless. Additional units will support the work of Wake County Human Services, Alliance Behavioral Healthcare and other service providers in the community who provide the services for persons who are in supportive housing. Additionally, it is possible that the City will fund some supportive services through its Community Enhancement Grant, which is funded under the CDBG public services cap.

In order to address the needs of people who are not homeless, but who have other special needs, the City of Raleigh allows owners/managers of HOME-assisted and other City-funded rental properties to utilize a preference for this population and other priority populations as defined in the Con Plan.

- Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts. (p. 61)

Within the past year, there have been more than 300 units in private rental apartment communities in Raleigh that have been acquired by real estate developers, cleared or about to be cleared, and new upscale apartments developed or in the process of development. The nature of the market, including rising land values, a surge of interest in renting rather than buying, and national trends with local impact, all suggest that the loss of more private affordable units will continue for at least the next five years.

There are approximately 1,000 units of HUD financed or insured rental communities in Raleigh that have recently passed their affordability expiration date. **The City of Raleigh recognizes that the loss of project-based Section 8 and other assisted affordable housing units is likely to increase in the coming years. As such, owners/managers of HOME-assisted and City-funded rental properties may institute a tenant selection preference for individuals and households with special needs, which may include those that have been involuntarily displaced or face imminent involuntary displacement from housing due to government action, loss of housing assistance, or natural disaster.**

Instructions for Public Input on Proposed Amendment

The City of Raleigh will receive public comments until 5PM, December 5, 2017. A public hearing will be held to collect input on the proposed amendment after 7PM, December 5, 2017 in the Raleigh City Council Chambers (pending City Council authorization). Any comments received in writing or orally at public hearings will be considered in preparing the substantial amendment. The final amendment will include a summary of these comments or views and the reasons for not accepting any comments received.

Additional information may be requested from and comments may be submitted to the City of Raleigh:

City of Raleigh Housing & Neighborhoods Department
Community Development Division

421 Fayetteville Street, Suite 1200
Raleigh, NC 27601

cd.info@raleighnc.gov or 919-996-6100

Deaf and hearing impaired individuals needing interpreter services should provide 24 hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

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